

PB# 81-16

**William & Barbara
Shields**

81-16

Shields, Wm & Barbara Sub.

General Receipt 4604

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

Received of Mr. Shields May 27 19 81
Thomas Byrne \$ 25.00

Twenty-five and 00/100 DOLLARS

For Planning Board #81-16

DISTRIBUTION

FUND	CODE	AMOUNT
<u>25.00</u>		
<u>ck.</u>		

By Pauline G. Townsend
Town Clerk.

General Receipt 4677

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

Received of William & Barbara Shields Aug. 18 19 81
(Thomas Byrne) #1367 \$ 75.00

Seventy-five and 00/100 DOLLARS

For Sub-Division Fee #81-16

DISTRIBUTION

FUND	CODE	AMOUNT
<u>75.00</u>		
<u>ck.</u>		

By Pauline G. Townsend
Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609

Wm & Barbara. Sub.

Received 4/18/46
R. L. T. W. C. 8/19/61
H

BY ENDORSEMENT THIS CHECK WHEN PAID IS ACCEPTED
IN FULL PAYMENT OF THE FOLLOWING ACCOUNT

DATE

AMOUNT

Shedd

THOMAS J. BYRNE

P.O. BOX ~~2105~~ 7015

NEWBURGH, N.Y. 12550

1368

PAY
TO THE
ORDER OF

Town of New Windsor
Five Hundred & 20/100

8-12-81

50-757
219

\$500

DOLLARS



NEWBURGH BRANCH
THE FIRST NATIONAL BANK
OF HIGHLAND *Newburgh*, NEW YORK

TRUST ACCOUNT

Thomas J. Byrne

IF INCORRECT PLEASE RETURN NO RECEIPT NECESSARY

⑆0219⑉0757⑆ ⑈23⑈01221⑈5⑈

Rec'd 8/18/81
R. L. Lundy

NEW WINDSOR ZONING BOARD OF APPEALS
Summer Session
July 13, 1981

MEMBERS PRESENT: Richard Fenwick, Chairman
Dan Konkol, V. Chairman
Jack Babcock
John Pagano
James Nugent
Joseph Skopin
Vincent Bivona

MEMBERS ABSENT: None

ALSO PRESENT: Andrew S. Krieger, Esq.,
Attorney for the Board
Patricia Delio, Secretary

The July 13, 1981 meeting of the Zoning Board of Appeals was called to order by Chairman Richard Fenwick at 7:30 p.m. Secretary called the roll.

Motion followed by James Nugent, seconded by Vincent Bivona to accept the minutes of the June 22, 1981 meeting as written.

ROLL CALL: Mr. Bivona - Yes
Mr. Babcock - Yes
Mr. Nugent - Yes
Mr. Skopin - Yes
Mr. Konkol - Yes
Mr. Fenwick - Yes

Motion carried 6-0.

* * * * *

There were no preliminary meetings scheduled for this evening.

* * * * *

PUBLIC HEARING on the Application of WILLIAM and BARBARA SHIELDS for area variances (i.e. 17,703 sq. ft. lot area and 40 ft. lot width) on property located on Silver Stream and Square Hill Roads (PI - planned industrial) zone, Town of New Windsor, N.Y.

Appearing in behalf of Shields was Thomas J. Byrne, Esq. of Union Avenue, Newburgh, N. Y. Lou Grevas of McGoey, Hauser and Grevas, consulting engineers, disqualified himself on the advice of Chairman Fenwick and Attorney Krieger since his engineering firm has been hired by the Town of New Windsor as its planner.

Mr. Byrne presented the application, list from the Town Assessor's office containing 7 names and addresses of adjacent property owners, 6 return receipts from adjacent property owners

July 13, 1981

(1 unclaimed), site plans, and check in the amount of \$25.00 for application fee - residential.

There were two spectators present; no objections were voiced.

Mr. Byrne informed the Board that it was the intention of applicant Shields to sell the major portion of the property which was 1.5 acres of land containing the residential dwelling. Mr. Byrne presented a revised minor subdivision plan (Revision date 7/81). Mr. Byrne assured the members of the Board that Mr. Shields was not contemplating building a residential dwelling on the smaller parcel.

The public hearing was recorded on Tape #94 on file in the Secretary's office.

After the close of the hearing, motion was made by Joseph Skopin, seconded by Dan Konkol to grant the area variances requested in the application of Shields but that this should be accomplished with the understanding that Applicants, by subdividing this property, are creating their own hardship situation.

ROLL CALL:	Mr. Pagano	- No
	Mr. Bivona	- Yes
	Mr. Babcock	- Yes
	Mr. Nugent	- Yes
	Mr. Skopin	- Yes
	Mr. Konkol	- Yes
	Mr. Fenwick	- Abstaining

Motion carried 5 ayes - 1 nay - 1 abstention.

Formal decision will be drafted at a later date and acted upon at an upcoming meeting of the ZBA.

* * * * *

PUBLIC HEARING on Application of NEWBURGH CHAPTER OF UNICO for area variances and special permit for the purposes of construction of an Italian Cultural Center to be located on Route 9W (Olympia property), in an R-4 and Neighborhood Commercial zone. (The R-4 aspect is the major portion of the property and the NC zone is the frontage wherein the driveway will be.)

Mr. Lou Grevas of McGoey, Hauser and Grevas, consulting engineers, appeared in behalf of the applicant, UNICO and presented copies of the application, site plan with revision date of July 13, 1981, list from Town Assessor's Office containing approximately 25 names, 21 return receipts from adjacent property owners, and a check in the amount of \$50.00 application fee.

July 13, 1981

Mr. Grevas, although presently under contract with the Town as its planner, appeared in behalf of NEWBURGH CHAPTER OF UNICO, due to the fact that he was employed by UNICO and appeared before the Board preliminarily on January 26, 1981, previous to his contract with the Town.

It was pointed out by Mr. Grevas that the applicant is requesting a 10 ft. front yard variance, a 1 ft. rear yard variance and special permit under Section 48-9, Table of Use Regulations - Col. B-3 (Uses by Special Permit of Board of Appeals - Annual membership clubs.)

Secretary reported that the Orange County Planning Dept. had been notified of this application and responded by letter dated July 6, 1981 with the usual form letter, which returned the matter for final local determination.

There were three spectators present for hearing; no objections voiced.

Public hearing was recorded on Tape #94 on file in Secretary's office.

Motion followed after the close of the hearing by Jack Babcock, seconded by Vincent Bivona, to grant the requested variances and special permit as applied for by NEWBURGH CHAPTER OF UNICO.

ROLL CALL:	Mr. Pagano	- Yes
	Mr. Bivona	- Yes
	Mr. Babcock	- Yes
	Mr. Nugent	- Yes
	Mr. Skopin	- No
	Mr. Konkol	- No
	Mr. Fenwick	- No

Motion carried 4 ayes - 3 nays. Formal decision will be drafted at a later date and voted upon at an upcoming meeting of the Board.

* * * * *

PUBLIC HEARING on Application of PAUL and MARY JO BILZOR for a sideyard variance in order for them to construct an addition to their property located at 6 St. Anne Drive, New Windsor, in an R-4 zone.

Mr. Bilzor presented his application, site plan, list from Town Assessor's Office containing 57 names of adjacent property owners (furnished later), 52 return receipts, and check in the amount of \$25.00, application fee.

July 13, 1981

Mr. Bilzor explained that he and his wife are proposing a solar enclosure addition to the southside of the residential dwelling located on St. Anne Drive; same will require a 7 ft. side-yard variance. The addition will be structurally the same as the dwelling.

There were three spectators present; no objections.

Public hearing was recorded on Tape # 94 on file in Secretary's office.

After the close of the public hearing, motion was made by Jack Babcock, seconded by Joseph Skopin to grant the area variance as requested by applicants.

ROLL CALL:	Mr. Pagano	- Yes
	Mr. Bivona	- Yes
	Mr. Babcock	- Yes
	Mr. Nugent	- Yes
	Mr. Skopin	- Yes
	Mr. Konkol	- Yes
	Mr. Fenwick	- Yes

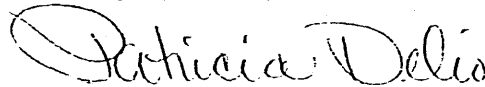
Motion carried, 7 ayes. Application approved.

* * * * *

In accordance with the summer schedule of meetings, the next ZBA meeting would be on August 10, 1981. As of this date there is no business scheduled for this agenda, however.

Since there was no further business to be discussed, motion followed by Joe Skopin, seconded by John Pagano to adjourn. Motion carried, all ayes. Meeting adjourned.

Respectfully submitted,



PATRICIA DELIO, Secretary

County of Orange

COUNTY CLERK'S OFFICE

Orange County Government
Center



Goshen, New York 10924

MARION S. MURPHY
County Clerk

Tel. (914) 294-5151

Date Sept. 29, 1981

Chairman of Planning Board

Town of NEW WINDSOR

Dear Mr. Schiefer

In compliance with the Town Planning Law, this is to
notify you that the Plan of Subdivision for SHIELDS, WILLIAM
B. & BARBARA M. Subdiv for, Town of NEW WINDSOR
dated Nov. 5, 1980 and
approved by you on Aug. 12, 1981, was
filed in our office on Sept. 10, 1981
as Map Number 5706.

With Kindest regards, I am

Very truly yours,

MARION S. MURPHY
County Clerk

By: Shirley B. Hadden
Chief Clerk

Date 5-12-81

Application No. 81-16

APPLICATION FOR SUBDIVISION APPROVAL
Town of New Windsor, 555 Union Avenue, Orange County, N.Y.
Tel: 565-8808

Application is hereby made for subdivision of lands situated in the Town of New Windsor and described as follows:

1. Name of subdivision William B. Shields and Barbara M. Shields, husband and wife
2. Location Silver Stream Road, Town of New Windsor
3. Acreage 2.09 4. Number of lots 2 5. Zone PI
6. Name & address of subdivider William B. Shields and Barbara M. Shields, RD#3, South Racquette Road, Massena, New York 13662
7. Name & address of record owner of land William B. Shields and Barbara M. Shields, RD#3, South Racquette Road, Massena, New York, 13662
8. Present and intended uses to sell portion of parcel with dwelling house and to retain smaller parcel of approximately one-half acre.

The undersigned applies for subdivision approval of the above described lands under the rules and procedure of the "Land Subdivision Regulations of the Town of New Windsor" as duly authorized by the Town Board of New Windsor, New York. Upon approval of the Preliminary Layout of said subdivision the applicant agrees to install such utilities as are required and to complete the streets as finally approved by the Planning Board or in lieu of this to post a performance bond as set forth and provided in the "Land Subdivision Regulations". Copies of the Preliminary Layout are hereby attached.

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Subdivision Regulations be obtained to avoid rejection of the plans. Seven (7) copies of the plans are required.

Fees are due and payable upon submission of the preliminary plans. All checks are to be made payable to the Town of New Windsor.

Signature of applicant

William B. Shields
WILLIAM B. SHIELDS

Barbara M. Shields
BARBARA M. SHIELDS

THOMAS J. BYRNE

ATTORNEY AT LAW

1126 Union Avenue

P. O. Box 7015

Newburgh, New York 12550

Telephone: (914) 564-0480

*received
7/25/81
pk*

July 22, 1981

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

ATTENTION: MRS. HASSENTEUFEL

RE: William and Barbara Shields
Property - Silver Stream Road-
Square Hill Road, Town of New Windsor

Dear Mrs. Hassenteufel:

I am writing in connection with the above matter which we discussed on the telephone earlier this week.

You will recall that this matter was before the Planning Board earlier this month and was sent to the Zoning Board of Appeals.

On July 13, 1981, the Zoning Board of Appeals, Town of New Windsor, Orange County, New York approved an area variance for a lot, which had less than the required 40,000 square feet, to wit; 22,297[±] square feet.

I am now requesting that the matter be resubmitted to the Planning Board for a subdivision approval.

I am attaching herewith five (5) copies of a survey of the premises by McGoey, Hauser & Grevas, Consulting Engineers, revised as of July 1, 1981. This survey shows the location of the buildings, the property lines of the subdivision and so forth.

I have diaryed this matter for your meeting of Wednesday, August 12, 1981, at 7:30 p.m.

THOMAS J. BYRNE

ATTORNEY AT LAW

1126 Union Avenue

P. O. Box 7015

Newburgh, New York 12550

Telephone: (914) 564-0480

Planning Board

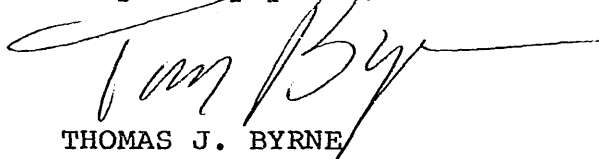
July 22, 1981

Page 2

I expect to have the money to cover the recreation fee and the balance on the subdivision fee as discussed. If the Board could impose only the recreation fee for one (1) lot, it would be appreciated. My client has advised me in the past, that he wanted the subdivision, due to the fact that he wanted to retain the smaller lot and not to sell it.

In the event any further information is required, please advise and I will make every effort to furnish it.

Very truly yours,

A handwritten signature in cursive script, appearing to read 'Tom Byrne', with a long horizontal flourish extending to the right.

THOMAS J. BYRNE

TJB:cak

Enc.

cc: Mr. and Mrs. William Shields
Elias D. Grevas, L.S.

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD
FROM: ZONING BOARD OF APPEALS
SUBJECT: PUBLIC HEARINGS BEFORE ZBA - July 13, 1981
DATE: June 24, 1981

Kindly be advised that there are three (3) public hearings scheduled before the ZBA on July 13, 1981 as follows:

Application of NEWBURGH CHAPTER OF UNICO;

Application of WILLIAM and BARBARA SHIELDS; *

Application of MARY JO and PAUL BILZOR.

I have attached hereto copies of the pertinent applications and public hearing notices in connection therewith.

Pat

/pd

Attachments

cc: Howard Collett, Bldg./Zoning Inspector

* Thomas J. Byrne, Esq., Attorney for Applicant
Shields will be delivering
this Application.

P

PUBLIC NOTICE OF HEARING BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York will hold a Public Hearing pursuant to Section 48-33A of the Zoning Ordinance on the following proposition:

Appeal No. 15

Request of William B. Shields and Barbara Shields
for a VARIANCE ~~SPECIAL PERMIT~~ of
the regulations of the Zoning Ordinance to
permit subdivision of applicants' land and
establishment of a lot of less than 20,000
square feet

being a VARIANCE ~~SPECIAL PERMIT~~ of
Section 48-12-Table of Bulk Regs. -Cols. 4 and 5.
for property situated as follows:
property located at the intersection of
Silver Stream Road and Square Hill Road,
Town of New Windsor

SAID HEARING will take place on the 13th day of
July, 19 81, at the New Windsor Town Hall,
555 Union Avenue, New Windsor, N. Y. beginning at
7:30 o'clock P. M.

RICHARD FENWICK
Chairman

PUBLIC NOTICE OF HEARING BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York will hold a Public Hearing pursuant to Section 48-33A of the Zoning Ordinance on the following proposition:

Appeal No. 3

Request of Newburgh Chapter of UNICO

for a VARIANCE and SPECIAL PERMIT of the regulations of the Zoning Ordinance to permit Construction of a meeting hall and parking lot

being a VARIANCE and SPECIAL PERMIT of Section 48-12, Columns 6 and 8 of the Bulk Table for property situated as follows:

Westside of Route 9W, north of Caesar's Lane, to the rear of the Nip & Nibble Lounge, Town of New Windsor, New York.

SAID HEARING will take place on the 13th day of July, 1981, at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N. Y. beginning at 8 o'clock P. M.

RICHARD FENWICK
Chairman

THOMAS J. BYRNE
ATTORNEY AT LAW
1126 Union Avenue P. O. Box 7015
Newburgh, New York 12550
Telephone: (914) 564-0480

*received
5/12/81
ph*

May 12, 1981

Planning Board
Town of New Windsor
Town Hall
555 Union Avenue
New Windsor, New York 12550

PLANNING BOARD

Re: William B. Shields
Silver Stream Road

Gentlemen:

I represent William B. Shields and Barbara M. Shields, who are the owners of real property, consisting of approximately 2.09 acres of land on Silver Stream Road, Town of New Windsor. My clients would like to sub-divide the parcel.

Enclosed herewith you will find a survey of the premises, (seven copies), together with application and application fee of \$100.00.

The parcel when sub-divided, will result in two parcels that I believe will meet your requirements for lot size, frontage, etc..

If this matter could be placed on your calendar for preliminary review for May 13, 1981, it will be appreciated.

Very truly yours,


THOMAS J. BYRNE

TJB/mgb.

THOMAS J. BYRNE

ATTORNEY AT LAW

1126 Union Avenue

P. O. Box 7015

Newburgh, New York 12550

Telephone: (914) 564-0480

May 15, 1981

Planning Board
Town of New Windsor
Town Hall
555 Union Avenue
New Windsor, New York 12550

Re: Minon subdivision
Property: Silver Stream Road
Owners: William B. and Barbara M. Shields

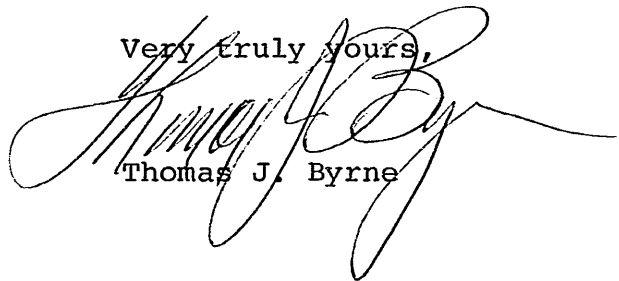
Gentlemen:

As requested, I am enclosing herewith, a check in the amount of \$25.00 to cover the filing fee in connection with the above application. It is my understanding that the check in the amount of \$100.00 already forwarded to you will be returned to my office, and that the \$25.00 being paid herein will be applied toward the \$100.00 fee required, if approved.

It is my understanding that this matter will be on the Planning Board agenda for the meeting of Wednesday, May 27, 1981.

In the event that any further information is required, please advise and I will make every effort to obtains it.

Very truly yours,

A large, stylized handwritten signature in dark ink, appearing to read 'Thomas J. Byrne', is written over the typed name.

Thomas J. Byrne

TJB/mgb

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

81-15.
(Number)

JUNE 26/81
(Date)

I. Applicant information:

- WILLIAM & BARBARA SHIELDS
RD 3 SO. RACQUETTE ROAD
- (a) MASSENA N.Y. 13662 315-769-6418
(Name, address and phone of Applicant)
ARTHUR & ISABELLE LEPORE
- (b) RD 2 BOX 282
NEWBURGH N.Y. 12550
(Name, address and phone of purchaser or lessee)
THOMAS J BYRNE
- (c) 1126 UNION AVE
NEWBURGH N.Y. 12550 914-564-0470
(Name, address and phone of attorney)
CENTURY 21 AAS REALTY
- (d) 146 NORTH PLANK ROAD
NEWBURGH N.Y. 12550 914-565-6080
(Name, address and phone of broker)

II. Application type:

- ☐ Use variance
☒ Area variance
☐ Sign variance
☐ Special permit

III. ✓ Property information:

(a) P1 Silver Stream Road and
(Zone) (Address) an irregular shaped lot
(S B L) (Lot size)

(b) What other zones lie within 500 ft.? none

(c) Is a pending sale or lease subject to ZBA approval of this application? YES

(d) When was property purchased by present owner? January, 1953

(e) Has property been subdivided previously? NO When?

(f) Has property been subject of variance or special permit previously? YES When? 1969 (ABOUT)

(g) Has an order-to-remedy violation been issued against the property by the Zoning Inspector? NO. If so, when

(h) Is there any outside storage at the property now or is any proposed? Describe in detail. NO

☐ IV. Use variance:

- (a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table _____, Column _____, to allow

(Describe proposed use)

Not Applicable

- (b) The legal standard for a "USE" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.



V. Area variance:

(a) Area variance requested from New Windsor Zoning Local Law,
Section 482, Table Bldg., Column 4 & 5

Requirements	Regulations	Proposed or Available	Variance Request
Min. Lot Area		<u>22,297</u>	<u>17703</u>
Min. Lot Width	<u>150</u>	<u>110</u>	<u>40</u>
Reqd. Front Yard			
Reqd. Side Yards	<u>1</u>	<u>1</u>	<u>1</u>
Reqd. Rear Yard			
Reqd. Street Frontage*			
Max. Bldg. Hgt.			
Min. Floor Area*			
Development Coverage*	<u>%</u>	<u>%</u>	<u>%</u>
Floor Area Ratio**			

* Residential districts only

** Non-residential districts only

- ✓(b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also set forth any efforts you have made to alleviate the difficulty other than this application.

the real property herein was purchased on or about Jan. 15, 1953 and at that time there were no zoning regulations, ordinance or restrictions against the property. The owners, William and Barbara Shields resided in the premises. ~~The premises is an irregular shape lot of the approximately 2.09+ acres of land at the intersection of Silver Stream Road and Square Hill Road. The owners, are presently residing at Massena, New York and desire to sell the major portion of the premises to wit; 1.5+ acres of land containing the residential dwelling and to retain a portion of land approximately .59+ acres. The sellers, at the time they entered into arrangements with real estate brokers and negotiations with the perspective purchasers, were unaware of the fact that the area is no longer known for residential purposes and is~~ now claimed an industrial zoned area.



VI.

- (a) Variance requested from New Windsor Zoning Local Law, Section _____, Table _____, Column _____.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
<hr/>			
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?



VII. Special Permit:

- (a) Special permit requested under New Windsor Zoning Local Law, Section _____, Table _____, Column _____.
- (b) Describe in detail the use and structures proposed for the special permit.



VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

The granting of the application for an area variance of the parcel herein can be subdivided will have no adverse effect upon the area in which the property is located. Silver Stream Road is one that is both commercial and contains residential properties. The perspective purchasers of the property intend to improve the property by improving the dwelling house and the grounds. Square Hill Road runs towards the NYS Thruway and remains of the old Town Dump are located thereon. The granting of the application herein, will not result in any detriment to the area or neighborhood, but in fact will result in an improvement therein.



IX. Attachments required:

☒ Copy of letter of referral from Building and Zoning Inspector.

☒ Copy of contract of sale, lease or franchise agreement.

☐ Copy of tax map showing adjacent properties

☐ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.

☐ Copy(ies) of sign(s) with dimensions.

☐ Check in amount of \$_____ payable to Town of New Windsor.

Photos of existing premises which show all present signs and landscaping.

All photos must be 8" x 10" or be mounted on 8 1/2" x 11" paper.

☐ Other

X. AFFIDAVIT

Date June 29, 1981

STATE OF NEW YORK)

St. Lawrence SS.:
COUNTY OF ~~ORANGE~~)

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

William B. Shields
WILLIAM B. SHIELDS (applicant)
Barbara Shields
(Applicant) BARBARA SHIELDS

Sworn to before me this

29 day of June, 1981.

Earl L. White

Notary Public - State of New York
My Commission expires March 30, 1983

XI. ZBA Action: Repealed in St. Lawrence County
My Commission Expires March 30, 1983

(a) Public Hearing date July 13, 1981

(b) Variance is _____

Special Permit is _____

(c) Conditions and safeguards: _____

A FORM L DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY
RESOLUTION OF ZONING BOARD OF APPEALS.

TOWN OF NEW WINDSOR
ORANGE COUNTY, N. Y.
OFFICE OF ZONING - BUILDING INSPECTOR

NOTICE OF DISAPPROVAL OF ^{SUBDIVISION}~~BUILDING PERMIT~~ APPLICATION

File No.

Date JUNE 1, 1981

To WILLIAM & BARBARA SHIELDS
RD 3 SOUTH TAQUETTE RD
MASSENA NY 13662

PLEASE TAKE NOTICE that your application dated MAY 12, 1981
for permit to SUBDIVIDE LOT
at the premises located at SQUARE HILL & SILVER STREAM ROADS

is returned herewith and disapproved on the following grounds:

LOT LOCATED IN P1 ZONE - MINIMUM LOT AREA 40,000 sq ft
PROPOSED LOT 16,500 sq ft
MINIMUM LOT WIDTH 150 ft
PROPOSED LOT 110 ft

Harold R. Covert
Building Inspector

RECEIVED
2001 OCT 25 11:00 AM
1000 2ND ST
MASSENA NY 13662

Contract of Sale

Date June , 1981

Seller and Purchaser agree as follows:

Parties

Seller WILLIAM SHIELDS and BARBARA SHIELDS, husband and wife, both
address: residing at RD#3, South Racquette Road, Massena, New York

Purchaser ARTHUR LePORE and IBELISIE LePORE, husband and wife, both
address: residing at 9 Starrow Drive, Newburgh, New York

**Purchase
agreement**

1. Seller shall sell and Purchaser shall buy the Property on the terms stated in this Contract.

All that certain piece or parcel of lands lying, situate and being in the Town of New Windsor, Orange County, New York, bounded and described as follows:

BEGINNING at a point in the intersection of the approximate centerlines of Silver Stream Road and Square Hill Road, and running thence, along the middle of Silver Stream Road, N11° 03' 30"W 83.90' to a point; thence, still along the middle of said road, N13° 06' 00"W 70'± to a point; thence, through lands of the Grantor, in a northeasterly direction, 160'± to a point; thence, northerly 115'± to a point in the northerly line of lands of the Grantors; thence, along said line, S61° 08' 00"E 260'± to a point; thence, along the easterly line of lands of the Grantors, the following three (3) courses:

1. S28° 45' 00"W 130.05' to a point;
2. S24° 31' 00"W 79.26' to a point;
3. S34° 35' 00"W 69.12' to a point in the centerline of Square Hill

Road; thence, along the approximate centerline of Square Hill Road, N71° 20' 30"W 199.70' to the point or place of beginning.

Containing approximately 1.5 acres of land, exclusive of the areas lying within the right-of-way lines of the aforementioned Silver Stream Road and Square Hill Road.

Subject to the rights in and to the public to use those portions of the above-described property lying within the bounds of Silver Street and Square Hill Roads.

Being a portion of the premises described in a deed from Walter J. Wolf and Mary Wolf to William B. Shields and Barbara M. Shields; dated July 26, 1969 and recorded in the Orange County Clerk's Office on August 13, 1969 in Liber 1827 of deeds at page 346.

The above description being preliminary description, and description to be, conveyed subject to approval by the Town of New Windsor.

RIDER TO CONTRACT OF SALE

SHIELDS TO LEPORE

Anything to the contrary herein notwithstanding, it is specifically understood and agreed by and between the parties hereto as follows:

1. This contract is subject to the purchasers securing, at their sole expense, within 15 days of the above date, Certificate of Title Insurance on the premises from a nationally recognized title insurance company authorized to do business in the State of New York, and revealing that title is marketable.
2. This contract is subject to the purchasers securing, at their sole expense, a survey of the subject premises and this contract is further subject to said survey revealing that the house is located within the lot lines and that title is marketable within the meaning of the terms of this contract.
3. All adjustments shall be made as of the date title closes.
4. The attorney for the seller shall hold all earnest monies on this contract in escrow until title closes.
5. Execution of the printed form of agreement annexed hereto shall be deemed acceptance of all of the terms and conditions set forth in this rider.

RIDER TO CONTRACT

one being 1.5⁺ acres and the other being .59⁺ acres, then in that event, the sellers shall have the option to cancel this agreement, refund any down payments, but not daily rental and neither party shall have any further claim against the other.

In the event that the sellers are unable to obtain approval from the Town of New Windsor to properly subdivide the parcel as aforesaid, and if the sellers elect to terminate this agreement, then in that event, the Tenants agree to vacate the said premises within thirty (30) days after written notice.

This agreement may not be assigned by the purchasers without the written consent of the sellers.

The sellers shall make a good and faithful effort to obtain an approval of the Town of New Windsor for subdivision and variance.

WILLIAM B. SHIELDS
R.D. 3 SOUTH RACQUETTE RD.
MASSENA, NEW YORK 13662

To be added to rider to contract:

In the event closing cannot occur due to ZBA non approval of variance application the tenants shall continue to pay \$20.00 per day until they vacate the property. All daily rental due and projected shall be paid upon termination of this agreement.

Thomas J. Byrne • ATTORNEY AND COUNSELOR AT LAW • 1126 UNION AVENUE
NEWBURGH, NEW YORK 12550

Fixtures
Personal
Property

(c) Included in this sale are plumbing, heating, lighting and cooking fixtures, including stove, oven, refrigerator, carpeting, drapes, storms and screens, shelving, free standing fireplace, lighting fixtures and building materials, all of which are presently on the premises.

The purchasers warrant that they have inspected the herein described premises and accept the premises in an "as is" condition.

That the purchasers may enter into occupancy of the premises as of June 1, 1981, at a daily rental of \$20.00 per day commencing on the 1st day of June, 1981 and each day thereafter until the closing of title.

That the relationship of the parties prior to closing shall be that of Landlords and Tenants, and no other.

That the daily rental as herein set forth shall constitute the payment of rent only and no part thereof shall be applied towards the purchase price. That the daily rental shall be due and owing for each day prior to closing notwithstanding the fact that the closing may be delayed by the requirements of the Planning Board of the Town of New Windsor and Zoning Board of Appeals of the Town of New Windsor.

This agreement is subject to and contingent upon the sellers obtaining approval from the Town of New Windsor, Orange County, New York for the subdivision of their property off Silver Stream Road, Town of New Windsor, Orange County, New York, which is the subject of this transaction.

In the event that the sellers cannot obtain consent and approval from the Town of New Windsor to subdivide their land into two (2) parcels The sale includes: and obtain variance therefore, (SEE ATTACHED RIDER)

Buildings and
improvements
Streets,
assignment
of unpaid
awards

(a) All buildings and improvements, on the Property.

(b) All right, title and interest, if any, of Seller in any land lying in the bed of any street or highway, opened or proposed, in front of or adjoining the Property to the center line thereof. It also includes any right of Seller to any unpaid award to which Seller may be entitled (1) due to taking by condemnation of any right, title or interest of Seller and (2) for any damage to the Property due to change of grade of any street or highway. Seller will deliver to Purchaser at Closing, or thereafter, on demand, proper instruments for the conveyance of title and the assignment and collection of the award and damages.

Fixtures,
personal
property

~~2) All fixtures and articles of personal property attached to or used in connection with the Property and specifically excluded below. Seller represents that they are paid for and owned by Seller free and clear of any lien other than the existing Mortgage(s). They include but are not limited to: plumbing, heating, lighting and cooking fixtures, stove, refrigerator, oven, microwave, television, stereo, blinds, shades, curtains, drapes, window treatments, air conditioning units, air conditioning equipment and installations, and all other fixtures and articles of personal property attached to or used in connection with the Property.~~

Excluded from this sale are:

Furniture and household furnishings

Price

3. The purchase price is \$ 35,000.00
payable as follows:
On the signing of this Contract, by check subject to
collection: \$ 3,500.00
By allowance for the principal amount still unpaid
on the Existing Mortgage: \$ -----
By a Purchase Money Note and Mortgage from
Purchaser (or assign) to Seller: in the amount of \$20,000 \$ 20,000.00
at the rate of 12% interest for 15 years.
BALANCE AT CLOSING \$ 11,500.00

The BALANCE AT CLOSING shall be paid in cash or good certified check, or official check of any bank, savings bank, trust company, or savings and loan association having a banking office in the State of New York. A check must be payable to the order of Seller, or to the order of Purchaser and duly endorsed by Purchaser (if other than a corporation) to the order of Seller in the presence of Seller or Seller's attorney.

**Existing
Mortgage**

4. ~~The Property will be conveyed subject to the continuing lien of the following mortgage ("Existing Mortgage")~~
~~Mortgage now in the unpaid principal amount of \$x~~ ~~and interest at the rate of x%~~
~~per year payable in x~~ ~~installments of \$x~~ ~~which includes principal and interest~~
~~and with any balance of principal being due and payable on x/10/xx.~~

**Purchase
money
mortgage**

5. If a purchase money note and mortgage is to be given it shall be drawn by the attorney for the Seller. Purchaser shall pay for the mortgage recording tax, recording fees and the charge for drawing the note and mortgage.
The purchase money note and mortgage shall provide that it will always be subject to the prior lien of any Existing Mortgage even though the Existing Mortgage is extended, consolidated or refinanced in good faith.

transfer
subject to

6. The Property is to be conveyed subject to:

- (a) Applicable zoning and governmental regulations that affect the use and maintenance of the Property provided that they are not violated by buildings and improvements on the Property.
- (b) Conditions, agreements, restrictions and easements of record.
- (c) Any state of facts an inspection or survey of the Property may show if it does not make the title to the Property unmarketable.
- (d) Existing tenancies.
- (e) Unpaid assessments payable after the date of the transfer of title.

Use of
purchase
price to pay
encumbrances

7. Seller may pay and discharge any liens and encumbrances not provided for in this Contract. Seller may make payment out of the balance of the Purchase Price paid by Purchaser on the transfer of title.

Deed and
transfer
taxes

8. At the Closing Seller shall deliver to Purchaser a Bargain & Sale with covenant against deed so as to convey a fee simple title to the Property free and clear of all encumbrances except as stated in this Contract. The deed shall be prepared, signed and acknowledged by Seller and transfer tax stamps in the correct amount shall be affixed to the deed, all at Seller's expense. The deed shall contain a trust fund clause as required by Section 13 of the Lien Law.

Adjustments
at closing

9. The following are to be apportioned pro-rata as of June 1, 1981

~~(a) Rent and when collected.~~

~~(b) Interest on the Existing Mortgage~~

(c) Taxes, water rates and sewer rents based on the fiscal period for which assessed.

(d) Premiums on existing transferable insurance policies and renewals on those expiring prior to closing.

(e) Fuel, if any.

~~(f) Disposition of the Existing Mortgage~~

Water meter
readings

10. If there is a water meter on the Property, Seller shall furnish a reading to a date not more than thirty days prior to the time herein set for Closing. The unfixed meter charge and sewer rent, if any, shall be apportioned on the basis of this last reading.

Fire, other
casualty

11. This Contract does not provide for what happens in the event of fire or casualty loss before the title closing. Unless different provision is made in this Contract, Section 5-1311 of the General Obligations Law will apply.

Condition of
Property

12. Purchaser has inspected the buildings and improvements on the Property and the personal property included in this sale. Purchaser agrees to take title "as is" and in their present condition subject to reasonable use and natural deterioration between now and the time of closing.

When unable
to convey,
liability

13. If Seller is unable to convey title in accordance with this Contract, Seller's only liability is to refund all money paid on account of this Contract and pay charges made for examining title.

Closing date
and place

14. The Closing will take place at the office of Thomas J. Eyre, Esq., 1126 Union Avenue, Newburgh, New York

at 2:00 p.m.

on or about June 15, 1981

Broker

15. Purchaser represents that Purchaser has not dealt with any broker in connection with this sale other than Century 21 - ABS Realty Corp. and Seller agrees to pay broker the commission earned ~~(pursuant to separate agreement with broker)~~.

**Purchaser's
lien**

16. All money paid on account of this Contract, and the reasonable expenses of examination of the title to the Property and of any survey and inspection charges are hereby made liens on the Property. The liens shall not continue after default by Purchaser.

Notice

17. Any notice or other communication from one party to the other shall be in writing and sent by registered or certified mail in a postpaid envelope addressed to the party at the address above. The address above may be changed by notice to the other party.

**Entire
agreement**

18. All prior understandings and agreements between Seller and Purchaser are merged in this Contract. This Contract completely expresses their full agreement and has been entered into after full investigation. Neither party is relying upon statements made by anyone that is not a party to this Contract.

**No Oral
Change
Accessors**

19. This Contract may not be changed or ended orally.

**Multiple
Parties**

20. This Contract shall apply to and bind the distributees, executors, administrators, successors and assigns of the Seller and Purchaser.

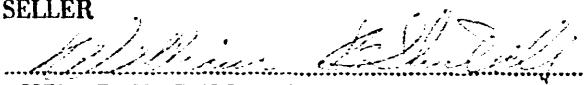
21. If there are more than one Purchaser or Seller the words "Purchaser" and "Seller" used in this Contract includes them.

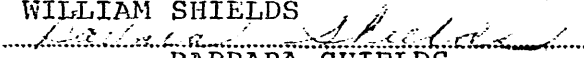
Signatures

Seller and Purchaser have signed this Contract as of the date at the top of the first page.

WITNESS

SELLER


WILLIAM SHIELDS


PURCHASER BARBARA SHIELDS


ARTHUR LEPORE


IBELISIE LEPORE

TOWN OF E. M. WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

81-3
(Number)

(Date)

I. Applicant information:

- (a) Newburgh Chapter of UNICO, P.O. Box 2104, Newburgh, New York 12550
(Name, address and phone of Applicant).
- (b) _____
(Name, address and phone of purchaser or lessee)
- (c) _____
(Name, address and phone of attorney)
- (d) _____
(Name, address and phone of broker)

II. Application type:

- ☐ Use variance
☒ Area variance
☐ Sign variance
☒ Special permit

III. Property information:

(a) R-4/NC Route 9W 37 1 27 2.6± Ac.
 (Zone) (Address) (\$ B L) (lot size)

(b) What other zones lie within 500 ft.? NC

(c) Is a pending sale or lease subject to ZBA approval of this application? No

(d) When was property purchased by present owner? _____

(e) Has property been subdivided previously? No When? _____

(f) Has property been subject of variance or special permit previously? No When? _____

(g) Has an order-to-remedy violation been issued against the property by the Zoning Inspector? No . If so, when _____

(h) Is there any outside storage at the property now or is any proposed? Describe in detail. _____



IV. Use variance:

- (a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table _____, Column _____, to allow

(Describe proposed use)

- (b) The legal standard for a "USE" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

☒ X

V. Area variance:

(a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table Bulk, Columns 6 and 8

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area <u>one acre</u>	<u>2.6 Ac</u>	<u>0</u>
Min. Lot Width <u>200'</u>	<u>780'+</u>	<u>0'</u>
Reqd. Front Yard <u>75'</u>	<u>65'</u>	<u>10'</u>
Reqd. Side Yards <u>35' / 100'</u>	<u>225' / 420'+</u>	<u>0' / 0'</u>
Reqd. Rear Yard <u>50'</u>	<u>33'</u>	<u>17'</u>
Reqd. Street Frontage* <u>50'</u>	<u>50'</u>	<u>0</u>
Max. Bldg. Hgt. <u>2-1/2 sty/35'</u>	<u>18'+</u>	<u>0</u>
Min. Floor Area* <u>N/A</u>	<u>7450+</u>	<u>0</u>
Development Coverage* <u>10 %</u>	<u>7 %</u>	<u>0 %</u>
Floor Area Ratio**		

* Residential districts only

** Non-residential districts only

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also set forth any efforts you have made to alleviate the difficulty other than this application.

Due to topography of site and need for parking, the front and rear yard requirements cannot be met without reducing the size of the building. Building size has been determined by the proposed use as a meeting hall.



VI.

Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section _____, Table _____, Column _____.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____

Total _____ sq.ft. _____ sq.ft. _____ sq.ft.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

☒

VII. Special Permit:

- (a) Special permit requested under New Windsor Zoning Local Law, Section 48.9, Table Use, Column B-3.
- (b) Describe in detail the use and structures proposed for the special permit.

The Newburgh Chapter of UNICO wishes to construct a building to
be used as a meeting hall, for social functions and, in the future,
as an activities center for senior members and children of members,

☒

VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

Although located in a Residential Zone, the property is immediately
adjacent to (and a small part is in) a Neighborhood Commercial Zone.
Access will be provided through the NC Zone from Route 9W not through
residential areas. The site will be landscaped and the parking areas
and drives will be paved. Storm drainage will be discharged to Route 9W.



IX. Attachments required:

- ___ Copy of letter of referral from Building and Zoning Inspector.
 - ___ Copy of contract of sale, lease or franchise agreement.
 - ___ Copy of tax map showing adjacent properties
 - ___ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
 - ___ Copy(ies) of sign(s) with dimensions.
 - ___ Check in amount of \$_____ payable to Town of New Windsor.
- Photos of existing premises which show all present signs and landscaping.
All photos must be 8" x 10" or be mounted on 8 1/2" x 11" paper.
- ___ Other

X. AFFIDAVIT

Date _____

STATE OF NEW YORK)
) SS.:
COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

Peter M. Olympia
(Applicant)

Sworn to before me this

5th day of June, 1981.
Rueckl Eaton

RUTH J. EATON
Notary Public, State of New York
Qualified in Orange County
Commission Expires March 30, 1982
Reg. No. 4673512

XI. ZBA Action:

(a) Public Hearing date _____

(b) Variance is _____

Special Permit is _____

(c) Conditions and safeguards: _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY
RESOLUTION OF ZONING BOARD OF APPEALS.

PUBLIC NOTICE OF HEARING BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals
of the TOWN OF NEW WINDSOR, New York will hold a
Public Hearing pursuant to Section 48-33A of the
Zoning Ordinance on the following proposition:

Appeal No. 16

Request of PAUL BILZOR and MARY JO BILZOR

for a VARIANCE ~~XXXXXXXXXXXXXX~~ of

the regulations of the Zoning Ordinance to

permit the construction of an addition

to a residential dwelling with insufficient
side yard,

/being a VARIANCE ~~XXXXXXXXXXXXXX~~ of

Section 48-12 - Table of Bulk Regulations-Col. 7

for property situated as follows:

6 St. Anne Drive, Town of New Windsor, New York.

SAID HEARING will take place on the 13th day of
July, 19 81, at the New Windsor Town Hall,
555 Union Avenue, New Windsor, N. Y. beginning at
8 o'clock P. M.

RICHARD FENWICK
Chairman

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

81-16
(Number)

6/18/81
(Date)

I. Applicant information:

(a) BILZOR, PAUL and MARY JO
6 St. Anne Drive, New Windsor, N.Y. 12550
(Name, address and phone of Applicant)

(b) _____
(Name, address and phone of purchaser or lessee)

(c) _____
(Name, address and phone of attorney)

(d) _____
(Name, address and phone of broker)

II. Application type:

☐

Use variance

☒

Area variance

- ☐ Sign variance
☐ Special permit.

III. Property information:

- (a) R-4 6 St. Anne Drive 44 1 45 130' x 125'
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? NC
- (c) Is a pending sale or lease subject to ZBA approval of this application? No
- (d) When was property purchased by present owner? June 1972
- (e) Has property been subdivided previously? no When? -
- (f) Has property been subject of variance or special permit previously? no When? -
- (g) Has an order-to-repeal violation been issued against the property by the Zoning Inspector? yes If so, when 6/5/81
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail. N/A
-
-



IV. Use variance:

- (a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table _____, Column _____, to allow

(Describe proposed use)

- (b) The legal standard for a "USE" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application:



V. Area variance:

(a) Area variance requested from New Windsor Zoning Local Law,
Section 48-12, Table Blk. Regs. Column 7

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area _____	_____	_____
Min. Lot Width _____	_____	_____
Reqd. Front Yard _____	_____	_____
Reqd. Side Yards <u>15 / 30</u>	<u>44 / 20</u>	<u>7 ft.</u>
Reqd. Rear Yard _____	_____	_____
Reqd. Street Frontage* _____	_____	_____
Max. Bldg. Hgt. _____	_____	_____
Min. Floor Area* _____	_____	_____
Development Coverage* _____ %	_____ %	_____ %
Floor Area Ratio** _____	_____	_____

* Residential districts only

** Non-residential districts only

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also set forth any efforts you have made to alleviate the difficulty other than this application.

Residential addition to be constructed which will
conform in design to the present structure.
Additional living area is needed at the present time.



VI.

Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law,
Section _____, Table _____, Column _____.

	<u>Requirements</u>	<u>Proposed or</u> <u>Available</u>	<u>Variance</u> <u>Request</u>
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____

Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

(b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

(c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?



VII. Special Permit:

- (a) Special permit requested under New Windsor Zoning Local Law, Section _____, Table _____, Column _____
- (b) Describe in detail the use and structures proposed for the special permit.



VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

See plans attached hereto.



IX. Attachments required:

x Copy of letter of referral from Building and Zoning Inspector.

N/A Copy of contract of sale, lease or franchise agreement.

- Copy of tax map showing adjacent properties

x Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.

N/A Copy(ies) of sign(s) with dimensions.

x Check in amount of \$ 25.00 payable to Town of New Windsor.

N/A Photos of existing premises which show all present signs and landscaping.
All photos must be 8" x 10" or be mounted on 8 1/2" x 11" paper.

 Other

X. AFFIDAVIT

Date

6/24/81.

STATE OF NEW YORK)

)

SS.:

COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

S/

(Applicant)

Sworn to before me this

24th day of June, 1981.

Patricia Delio

PATRICIA DELIO

Notary Public, State of New York

Appointed in Orange County

My Commission expires Mar. 30, 1982.

XI. ZBA Action:

(a) Public Hearing date _____

(b) Variance is _____

Special Permit is _____

(c) Conditions and safeguards: _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY
RESOLUTION OF ZONING BOARD OF APPEALS.

Solar Enclosures, Inc.

783-9502

Design for Paul Bilzor

6 St. Anne Dr.

New Windsor, N.Y.

562-3827

Gable roof, insulated to R 30+, designed for collection of large volumes of heated air that will be vented into adjoining home.

When collectors are in operation, approximately 720 cu. ft. of heated air will be continuously available for direct circulation into house.

Specifications:

Entire solar structure to be built with pressure treated lumber for lifetime protection against insects and rot.

Built on a full masonry block foundation. Insulated perimeter.

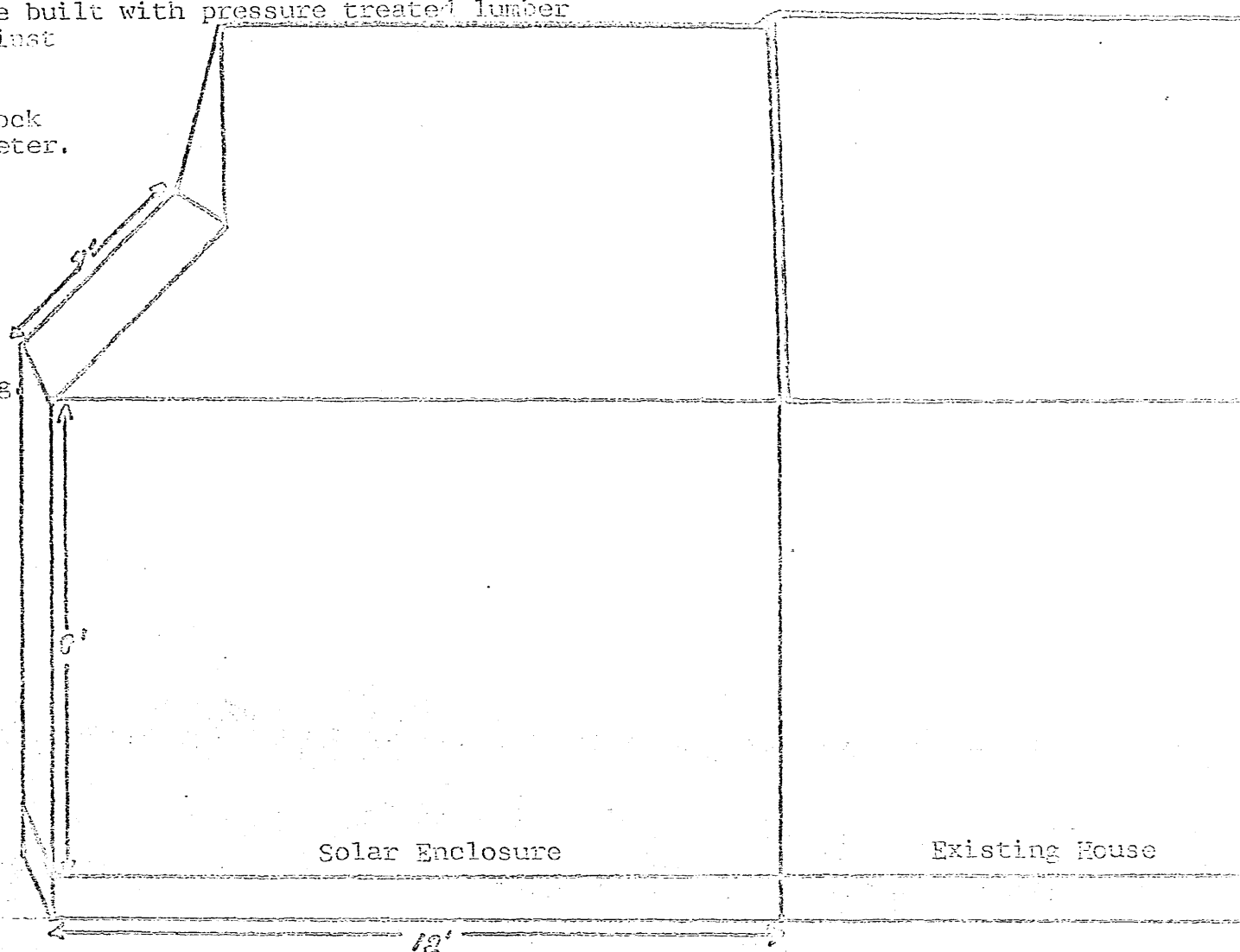
Side wall studs - 2x6 - insulated to R 21+

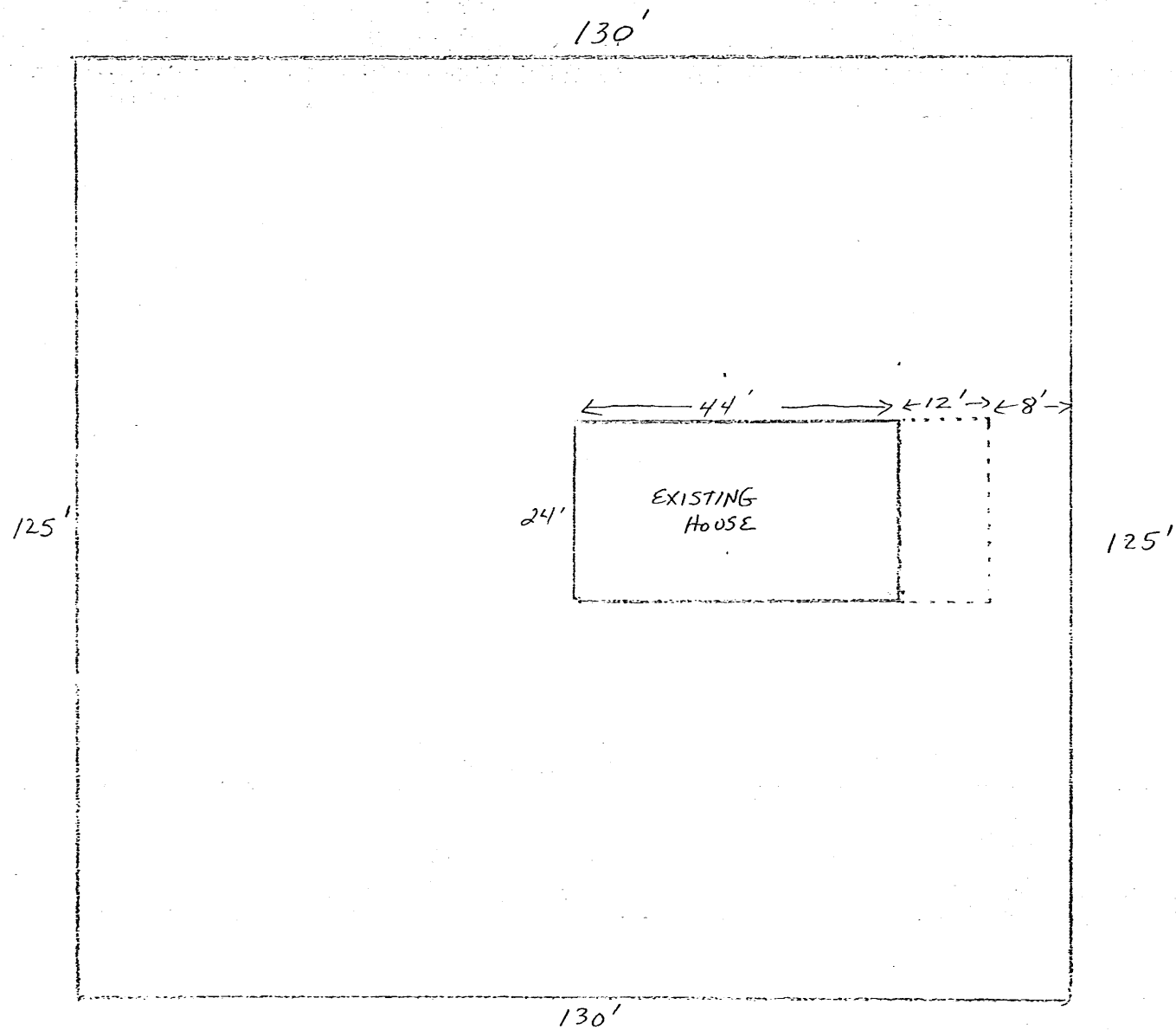
Solar aperture to be formed by Pella energy-tight casement windows with slimshade. Approximately 200 sq. ft. of solar glazing.

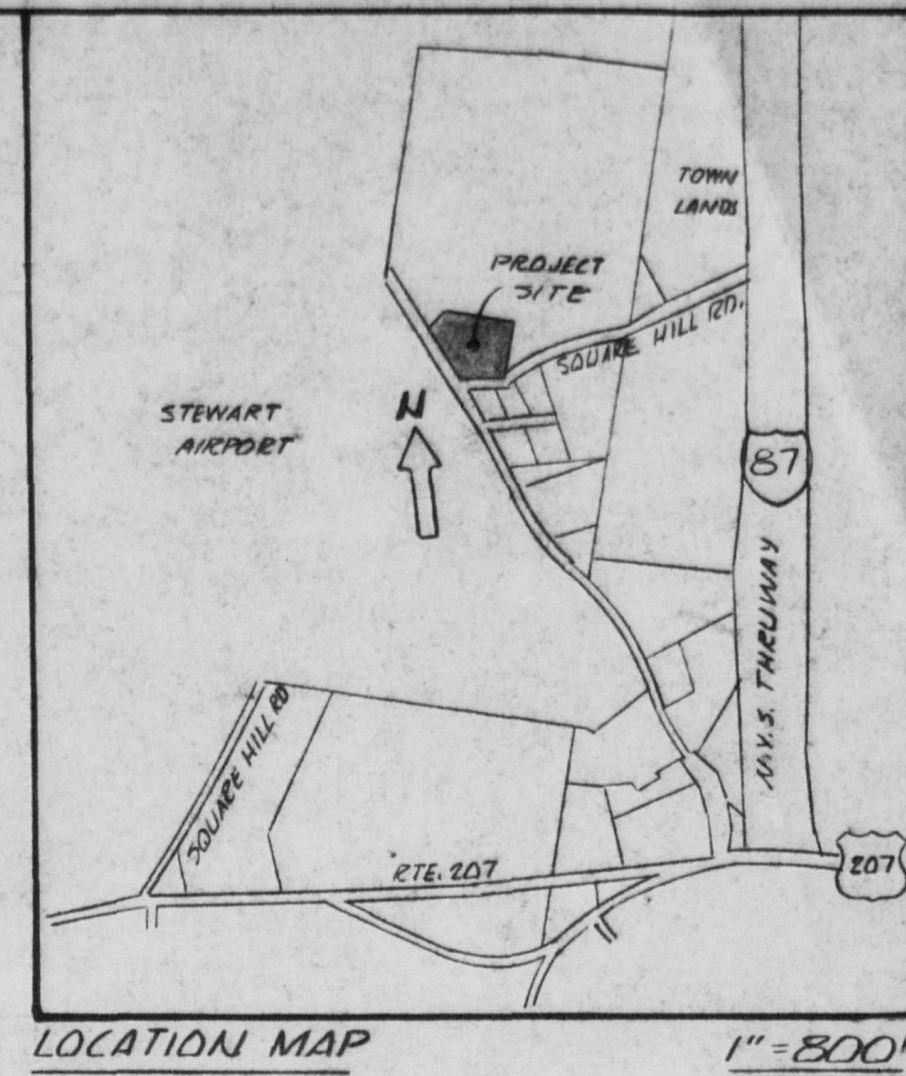
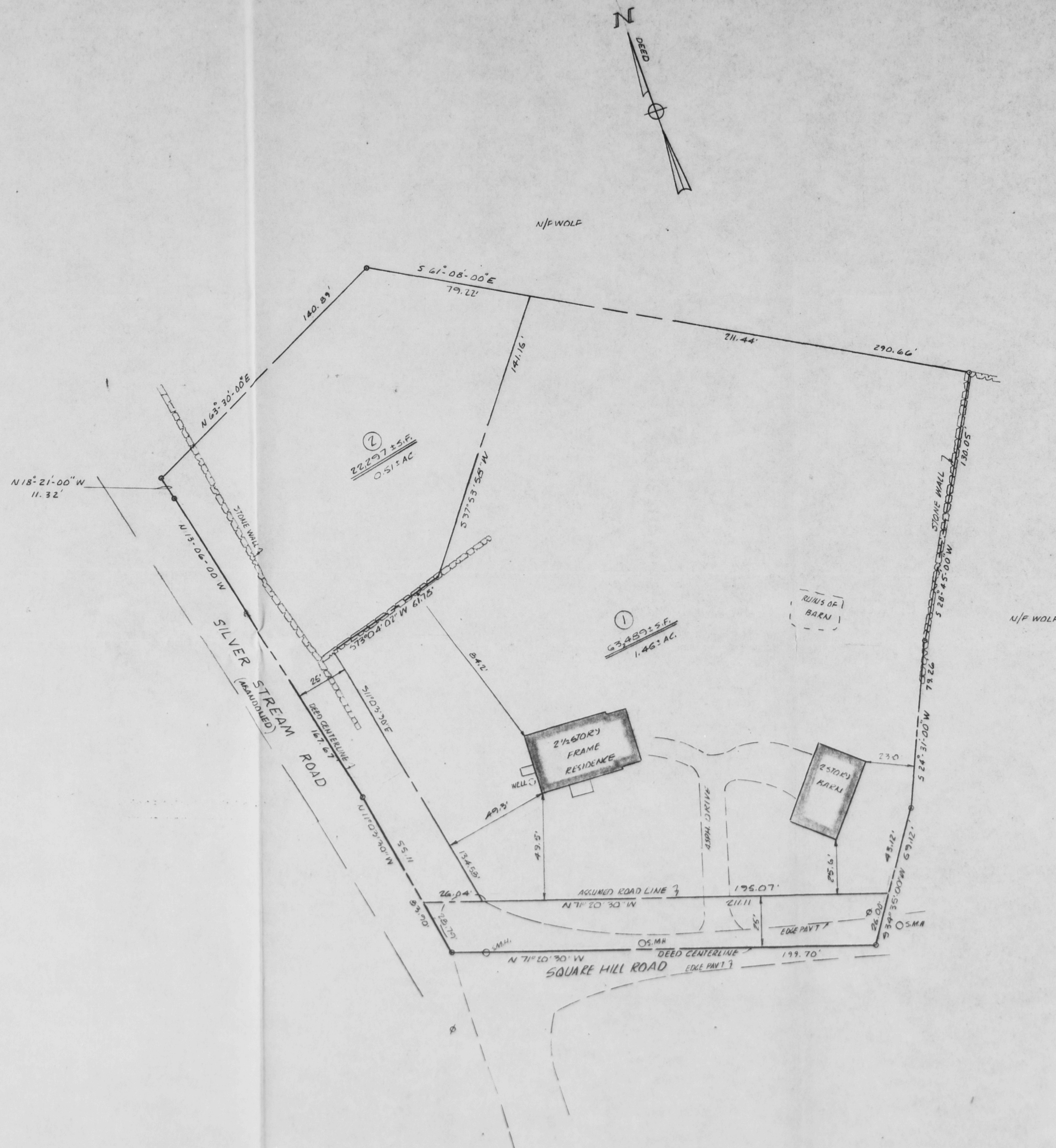
Power vent to exhaust hot air in summer.

6", steel-reinforced, masonry slab covered with black slate or stain for thermal mass.

Appropriate energy-tight doors and side windows for cross ventilation and easy access.







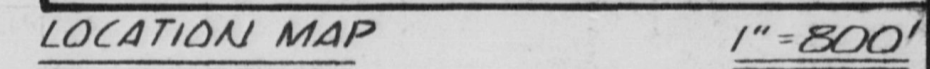
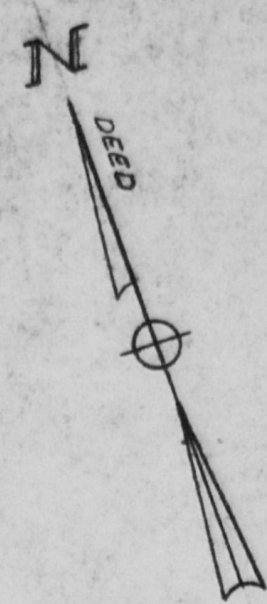
NOTES.

1. BEING A SUBDIVISION OF LOT 4, BLOCK 1, IN SECTION 3, AS SHOWN ON THE TOWN OF NEW WINDSOR TAX MAPS.
2. PROPERTY ZONE: P1 (PLANNED INDUSTRIAL)
3. SAN SEWERS: TOWN OF NEW WINDSOR
4. WATER SUPPLY: INDIVIDUAL WELLS
5. PROPERTY OWNERS & SUBDIVIDERS:
MR. & MRS. WILLIAM B. SHIELDS
E.D.# 3, SOUTH RACQUETTE RD.
MESSINA, N.Y., 13662
6. BOUNDARY DATA SHOWN IS FROM FIELD SURVEY COMPLETED 26 JUN. 1981
7. ASSUMED ROAD LINES ARE BASED ON SECTION 189 OF THE N.Y.S. HIGHWAY LAW AND COMMON PRACTICE.

FINAL SUBDIVISION APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON 8-12-81
BY Carl E. Schiefer
CARL E. SCHIEFER
SECRETARY



MCGOEY, HAUSER & GREVAS CONSULTING ENGINEERS				SUBDIVISION FOR:		
45 Quassaick Ave. (Rte. 9-W) New Windsor, New York 9 High Street Port Jervis, New York				WILLIAM B. SHIELDS & BARBARA M. SHIELDS		
				TOWN OF NEW WINDSOR	ORANGE COUNTY	NEW YORK
Revision	Date	Description	Drawn	MINOR SUBDIVISION FINAL PLAN		
1	July 1981	Revised to Final	Checked			
			Scale: 1" = 30'			
			Date: 11 May 1981			
				Job No. S 497 81	Sheet 1 of 1	



1. BEING A SUBDIVISION OF LOT 4, BLOCK 1, IN SECTION 3,
AS SHOWN ON THE TOWN OF NEW WINDSOR TAX MAPS.

(PROPERTY) ZONE: PI (PLANNED INDUSTRIAL)

3. SANI. SEWERS: TOWN OF NEW WINDSOR

4. WATER SUPPLY: INDIVIDUAL WELLS

5. PROPERTY OWNERS * SUBDIVIDERS:
MR. & MRS. WILLIAM B. SHIELDS
R.D. # 3, SOUTH RACQUETTE RD.
MEDFORD, N.Y., 13662



<div style="display: flex; align-items: center;"> <div> <p style="margin: 0;">McGOEY, HAUSER & GREVAS</p> <p style="margin: 0;">CONSULTING ENGINEERS</p> <p style="margin: 0; font-size: small;">45 Quassick Ave. (Rte. 9-W) New Windsor, New York 9 High Street Port Jarvis, New York</p> </div> </div>	<div style="display: flex; justify-content: space-between;"> <div> <p style="margin: 0;">SUBDIVISION FOR:</p> <p style="margin: 0; font-size: large;">WILLIAM B. SHIELDS & BARBARA M. SHIELDS</p> <p style="margin: 0; font-size: small;">TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK</p> </div> <div style="text-align: center; flex-grow: 1;"> <p style="margin: 0; font-size: large;">MINOR SUBDIVISION</p> <p style="margin: 0; font-size: large;">SKETCH PLAN</p> </div> <div style="text-align: right;"> <p style="margin: 0;">Sheet 1</p> <p style="margin: 0;">Of 1</p> </div> </div>																				
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